3

CONTENTS

SECTION .	л. і	RITDA	
	Δ' Ι	NIKLI	 11()13
JEC HOIL	л		

1	BACKGROUND	1
1.1	STRUCTURE AND CONTENT OF THE SDF	1
1.2	FUNCTION OF VOLUME 2	2
1.3	DOCUMENT STRUCTURE	3

SECTION B: VACANT LAND ANALYSIS

2	VACANT LAND ANALYSIS	4
2.1	LAND CATEGORIES	4

SECTION C: LAND USE PLANNING

TOWARDS COHERENT LAND USE DESIGNATION

3.1	A VALUE-BASED DESIGNATION APPROACH	6
3.2	ENVIRONMENTAL CONSTRAINTS AND DEVELOPMENT SUITABILITY	7
3.2.1	ENVIRONMENTAL CONSTRAINTS THAT AFFECT DEVELOPMENT	7
3.2.2	DEVELOPMENT SUITABILITY	8
3.2.2.1	NO DEVELOPMENT ZONE	8
3.2.2.2	CONDITIONAL DEVELOPMENT ZONE	8
3.2.2.3	DEVELOPMENT ZONE	9
4	LAND-USE CLASSIFICATION	10
4.1	SPATIAL PLANNING CATEGORIES	11
4.2	SUB-CATEGORIES	12
4.3	APPLICATION OF SPATIAL PLANNING CATEGORIES	19
4.3.1	LAND USE CLASSIFICATION FOR //KHARA HAIS	20
4.3.2	LAND USE CLASSIFICATION FOR UPINGTON TOWN	21
4.3.3	LAND USE CLASSIFICATION FOR RURAL SETTLEMENTS	21

//Khara Hais Municipality i Dennis Moss Partnership

SECTION D: IMPLEMENTATION OF SPATIAL STRUCTURING ELEMENTS

5	URBAN EDGE	26
5.1	URBAN EDGE POLICY GUIDELINES	29
5.2	POLICY GUIDELINES FOR LAND USE OUTSIDE OF URBAN EDGE	30
6	PRECINCTS	34
6.1	POLICY	35
7	NODES	36
7.1	NEIGHBOURHOOD NODES POLICY GUIDELINES	37
8	ACTIVITY CORIDORS	41
8.1	ACTIVITY CORRIDOR POLICY GUIDELINES	42
8.2	GENERAL BUSINESS CORRIDORS	45
8.3	HOSPITALITY CORRIDORS	48
9	ACTIVITY STREET	54
9.1	ACTIVITY STREET POLICY GUIDELINES	56
10	MUNICIPAL OPEN SPACE SYSTEM (MOSS)	59
10.1	MOSS POLICY GUIDELINES	60
10	ADJUDICATING COMPLIANCE OF APPLICATIONS WITH THE SDF	62

LIST OF FIGURES

		Page
Figure 1:	Volumes of the //Khara Hais SDF.	1
Figure 2:	Document Structure.	3
Figure 3:	Municipal Vacant Land Analysis.	5
Figure 4:	Environmental Constraints and Development Suitability Plan.	10
Figure 5:	//Khara Hais SDF Spatial Planning Categories and Sub-Categories.	12
Figure 6:	Broad-brush Land Use Plan for //Khara Hais Municipality.	20
Figure 7:	Land Use Plan for Upington.	21
Figure 8:	Land Use Plan for Lambrechtsdrift.	22
Figure 9:	Land Use Plan for Karos.	22
Figure 10:	Land Use Plan for Leerkrans.	23
Figure 11:	Land Use Plan for Straussburg.	23
Figure 12:	Land Use Plan for Leseding.	24
Figure 13:	Land Use Plan for Louisvale.	24
Figure 14:	Land Use Plan for Raaswater.	25
Figure 15:	Land Use Plan for Kalksloot.	25
Figure 16:	Spatial Structuring Elements applied in //Khara Hais.	27
Figure 17:	Components of the Urban Edge.	28
Figure 18:	Urban Edge.	29
Figure 19:	Use of Berms and Mounds to Mitigate Visual Impact of Development.	33
Figure 20:	Compilation of Spatial Structuring Elements.	34
Figure 21:	Bi-Lo Neighbourhood Node and its development area.	38
Figure 22:	Pabelello Neighbourhood Node and its development area.	38
Figure 23:	Oosterville Speciality Node.	40
Figure 24:	Die Rand Speciality Node.	40
Figure 25:	Drawing of Typical Activity Corridor linking Nodes of High Intensity Land	41
	Use.	
Figure 26:	Illustration of Typical Medium to Higher Density Mixed-Use Development	43
	in General Business Corridors.	
Figure 27:	Soctt Street before and after Proposed Landscaping Intervention.	45
Figure 28:	Le Roux / Swartmodder General Business Corridor.	46

Figure 29:	King Street General Business Corridor.	46
Figure 30:	Oranje and Keimoes General Business Corridor.	47
Figure 31:	N10 General Business Corridor.	47
Figure 32:	Schröder Street and Middelpos Hospitality Corridor.	49
Figure 33:	Gariep River Hospitality Corridor.	49
Figure 34:	Lemoen Street Hospitality Corridor.	50
Figure 35:	Lemoen Street Before and After Landscaping.	52
Figure 36:	Schröder Street Before and After Landscaping.	53
Figure 37:	Drawing of Typical Activity Street as it links with Lower Order Nodes,	54
	Higher Nodes, Activity Corridors and Precincts.	
Figure 38:	Borcherd Activity Street.	55
Figure 39:	Leeukop & Silkaatskop Activity Street.	55
Figure 40:	The 'Woonerf' Concept is to be implemented where possible.	57
Figure 41:	Typical Urban Square linked by Activity Streets.	58
Figure 42:	Municipal Open Space System (MOSS).	59

LIST OF TABLES

		Page
Table 1:	Land Categories.	4
Table 2:	Status of Public Land Units (estimated).	5
Table 3:	Towards Determining Value.	7
Table 4:	The Six Primary Spatial Planning Categories.	11
Table 5:	Synopsis of the Sub-Categories.	13
Table 6:	Guidelines for Rezoning of Land Outside of Urban Edge.	32
Table 7:	General Parameters for Development in Neighbourhood Nodes.	39
Table 8:	General Parameters for Development in Lower Order Neighbourhood Nodes.	39
Table 9:	General Parameters for Development in Speciality Nodes.	41
Table 10:	General Development Parameters for Development Applications in the	48
	General Business Corridor.	
Table 11:	General Parameters for Development in the Hospitality Corridor.	50
Table 12:	General Parameters for Development in Activity Streets.	56